

Zoning Recodification Working Group (ZRWG)
August 4, 2017
Arlington Town Hall, First Floor Conference Room
8:00-10:00AM

Attendees: Christian Klein (ZBA), Steve Revilak (Town Meeting Member), Charlie Kalauskas (MPIC), Nancy Flynn-Barwick (at-large), Cathy Garnett (Conservation Commission), Ralph Willmer (MPIC), Laura Wiener, Jenny Raitt (DPCD Staff), David Watson (ARB)

Non-member present: Marshall Auden

Minutes of 7/14/17 were reviewed and approved as amended.

The committee went through each section of the Second Reading Zoning Bylaw. The following is a summary of the comments.

Sec. 1, Purpose and Authority. Steve said he was generally pleased with the revisions, and submitted a short list of comments.

Sec. 2, Definitions. Ralph and Christian submitted a matrix comparing old and new definitions with their recommendations. A few definitions were eliminated, some simplified. They noted inconsistencies in calculation of gross floor area. Do we need to differentiate duplex from 2-family? Suggested that RKG add a table of abbreviations to this section.

Sec. 3. Cathy will send Monday.

Sec. 4. Establishment of Districts. Steve says ok. Much of text moved elsewhere.

Sec. 5. District Regulations. Charlie summarized his comments. Wants to see more justification and explanation for changes. Skilled nursing facility vs. nursing home? Conservation land not defined. Should Use Table precede Dimensional Table? Ralph responded that it usually does. Could add an affirmative statement in Administrative section that use variances are not allowed. Abbreviations are not consistent. Laura added that format seems to work well. More comments will come from staff.

Sec. 6. Parking. David noted changes from recent Town Meeting are not incorporated. Country Club standards don't make sense. Is parking consistent with Building Code? Location of parking spaces in front of building vs. in front yard setback. Can parking be provided in non-conforming sideyards?

Sec. 8, Special Regs., Affordable Housing. Nancy noted inconsistencies in language, such as project vs. development, requirement vs. standards. Dormitories are dealt with inconsistently. Unit vs. dwelling unit v. single room occupancy units. Reference to Fair Housing policy. Where is it? (Laura will locate)

Signs. Jenny reported that there are so many problems with the existing Sign section that we will do only formatting changes for now, and look to a wholesale rewrite in the next phase.

Ralph reported that he is working with an intern on graphics. RKG will do some graphics as well.

Steve reported that he is working on cross referencing the different sections.

Outreach for 2nd public forum. Town Day Planning booth. Steve, Nancy and Charlie will participate. Laura will look into Somerville outreach on zoning.

Issues to discuss with ISD

Inconsistencies in calculation of gross floor area

Skilled nursing facility vs. nursing home?

Conservation land not defined.

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Is parking consistent with Building Code?

Location of parking spaces in front of building vs. in front yard setback.

Can parking be provided in non-conforming sideyards? (S.6.1.11A)

Adjourned at 10AM

Next Meeting: Friday September 8 at 8AM.

Public Forum: Tuesday October 3 at 7PM.